

I. Meeting Called To Order at 7:40 PM Immediately following the Joint Special Meeting of the Plan Commission and Town Board to Consider Petition 2016.05 to rezone by Allen Peil.

- A. Official Meeting Notification.** Notice of the meeting was sent to the West Bend Daily News, the Hartford Times Press, WBKV, WTKM, Milwaukee Journal Sentinel, and posted at the Town Hall, Roskopf RV Center, and Cedar Lake Hills bulletin boards.
- B. Roll Call.** Present: Chairman Albert Schulteis; Supervisor Robert Roecker; Members Jeffrey Fehring, Mark Peters, Dennis Sang, Zoning Secretary Tracy Groth; Guest: Supervisor Theodore Merten. Excused absence: Karen Reiter, William Whitney.
- C. Silent Prayer.** Chairman Schulteis called for a Moment of Silent Prayer.
- D. Approval of the Plan Commission Meeting Minutes May 3, 2016.**
Mark Peters moved to approve the Minutes with a change in Business Item A “the parcel will be divided into two parcels” to “the parcel may be divided into two parcels”. Dennis Sang seconded the motion. All voted in favor and the motion carried.
Approval of the Plan Commission Workshop Minutes May 25, 2016
Robert Roecker moved to approve the Minutes as printed. Dennis Sang seconded the motion. All voted in favor and the motion carried.
Approval of Plan Commission Meeting Minutes June 6, 2016
A minor typographical error was noted. Jeffrey Fehring moved to approve the Minutes as corrected. Dennis Sang seconded the motion. All voted in favor and the motion carried.
- E. Public Comment.** There were no public comments.

II. Unfinished Business- NONE

III. New Business: Review/Action

- A. Petition 2016.05 by property owner to rezone from A-1 General Agricultural District to B-1 Business District a 5.02 acre parcel of land located at 3876 State Highway 60, for the purpose of business use/landscaping company. Property described as that part of the Southeast Quarter (SE ¼ SE ¼) of Section Fifteen (15), Township Ten (10) North of Range Nineteen (19) East, Town of Polk, Washington County, Wisconsin. Tax Key# T9-0586-00D Allen J. Peil, Property Owner.**
Chairman Schulteis invited the applicant to present his Petition to the Commission. Peil commented that he had no further information to add [see Minutes Public Hearing 7.7.2016]. There were no questions from the Commission. Dennis Sang moved to recommend to the Town Board the approval of Petition 2016.05 to rezone given its location within the Mixed Use category in the Town’s 2035 Comprehensive Plan. Jeffrey Fehring seconded the motion. All voted in favor and the motion carried.
- B. Certified Survey Map to create a 5 acre parcel from a 51.92 acre parcel in accordance with Town of Polk Title XI Land Division Ordinance. 4293 County Road P, Polk, Washington County, Wisconsin. Section 12. Zoned A-1 General Agricultural District. Tax Key # T9-0473-00Y. Daniel and Karen Vogt, Applicants. Joseph N and Ethelreda A. Weninger Trust, Property Owner.** Chairman Schulteis invited the applicant to present to the Commission. Karen Vogt represented the property owner. She stated that she and her husband would be building a home on the new lot and that their surveyor helped them determine the best location of the lot. The applicant would be required to apply for a Shoreland Permit when they build the home. The property is not in a floodplain area. There was discussion regarding the future development of the balance of the 51.92 acres. There is sufficient road frontage for future development south of the new parcel and south of the family homestead including some individual lot frontage and future road access. Dennis Sang moved to recommend to the Town Board the approval of the Certified Survey Map for Joseph N and Ethelreda A. Weninger Trust. Dennis Sang moved to recommend the Town Board the approval of the Certified Survey Map, to create a five acre parcel from a 51.92 acre parcel Tax Key T9-04373-00Y. Mark Peters seconded the

motion. All voted in favor and the motion carried.

C. Plan Review to construct a 50' x 120' Agricultural Building on a 9.2 +/- acre parcel in Accordance with Section 3.03(1)(G) of Title X of the Municipal Code of the Town of Polk at 2575 Mayfield Road, Polk, Washington County, Wisconsin. Zoned A-1 General Agricultural District. Tax Key T9-1045-00E. Patrick J and Abigail J Merten, Property Owners.

Chairman Schulteis invited the applicant to present to the Commission. Patrick Merten addressed the Commission. Merten wants to construct a 50' x120'x14' pole building for hay and agricultural machinery. Currently, the machinery is stored outside and the hay is stored at a rented facility. The barn would be constructed north of the current barn. Schulteis inquired about anticipated expansion of the number of animals. Merten stated he would not be increasing the herd beyond the 15 head typically on the parcel. There were no further questions from the Commission. Mark Peters moved to approve the construction of the 50' by 100' building as presented. Jeffrey Fehring seconded the motion. Zoning Secretary Groth commented that the 9.2 acre parcel was limited to 6 animal units of beef livestock and that there are building permits that need to be obtained on structures on the property. The following members voted aye: Mark Peters, Dennis Sang, Albert Schulteis. Voting nay: Robert Roecker and Jeffrey Fehring. With a majority vote, the motion carried. NOTE: Section 3.03(1)(G) states accessory buildings exceeding maximum square feet limit in Section 6.02(5) must be reviewed and approved by the Plan Commission. This business item did not require Town Board approval.

D. Petition #06-2016 To Rezone from A-1 General Agricultural District to Planned Unit Development District – Multi-Family and Business Use. 2933 Pleasant Valley Road. T9-0470, T9-0471, T9-0472 (80.45 acres) and T9-047000A (.22 acres), Town of Polk, Washington County, Wisconsin. Patriot Homes LLC. Thomas H. Timblin, Petitioner/Property Owner. Francis and Rita Peters, Property Owners. Tom Timblin reported the Village of Jackson attorney would be drawing a preliminary utility agreement to provide sewer and water to the development. Herb Wolff, consultant for the Town lead a presentation summarizing how the Commission might consider the Petition and multi-family zoning and what next steps would be involved should the Commission favorably consider the Petition. At the conclusion of Wolff's presentation, Mark Peters recused himself from the business item stating a possible conflict of interest. With the recusal, there was not a quorum to act on the business item. Dennis Sang moved to table the business item so it could be considered at a Special Plan Commission meeting on July 19 or July 20, 2016. Jeffrey Fehring seconded the motion. All voted in favor and the motion carried. The Zoning Secretary was directed to schedule a special meeting to revisit the business item.

IV. Other Business

- A. Correspondence. None**
- B. Informational Items. None**
- C. Zoning Board of Appeals Report.**

Zoning Secretary Groth reported on the June 23, 2016 hearings of Zoning Board of Appeals.

- Variance to create a 58,970 square foot parcel in the R-1 Residential District. 4871 Rolling Hills Road. The variance was approved citing the number of .86 acre lots in the proximity of the applicant's parcel.
- 20 foot side yard setback variance to construct a detached garage Hickory Lane in the A-1 General Agricultural District. The variance was denied as there is sufficient area on the parcel to build a garage within the required setbacks.

IV. Adjournment

Robert Roecker moved to adjourn the meeting. Jeffrey Fehring seconded the motion. All voted in favor and the motion carried. The meeting adjourned at 8:38PM.

Respectfully submitted,
Tracy L. Groth, Zoning Secretary